

THE MINISTRY OF CARING INC.



**Board of Directors**

MEETING

***CORPORATE MINUTES***

Thursday, May 25, 7:30pm

Attendance Confirmed: Bill LaFond, Pres., Danielle Nowaczyk, Esq., Vice Pres., , Megan McGlinchey, Treas., Mayor Jim Baker, Matt Davis, Esq., Richard Forsten, Esq., Rick Gessner, The Hon. Bob Gilligan, Peter Grumbacher, Brendan Kennealey, Brian King, Dr. Garry Lyons, Frank Modesto, Marilyn Monahan, Mark Reardon, Esq., John Sullivan, John Sweeney, Greg Varallo, Esq., Synquette Wilks

Members excused: Mark Calandra, Sec'y, Connie McCarthy, Dennis Nealon, Kimberlee Orth, Br. Rod Pieretti, OFM Cap.

***1) Approval of Minutes of March 2023 meeting—Bill LaFond, President***

A motion was made Richard Forsten to approve the minutes as presented. Rep. Gilligan seconded. All in favor; none opposed; motion carried.

***2) Strategies to defray defunding of three programs were discussed:***

- House of Joseph II
- St. Francis Transitional Housing program for mothers and children
- Mary Mother of Hope House Permanent Supportive Housing

***3) St. Clare Medical Van***

Saint Francis Hospital's Saint Clare Medical Outreach Van, a mobile health delivery unit that has provided medical care to people in the New Castle County area who are homeless, poor and uninsured, will end operations on Friday, May 5, 2023, due to unsustainable costs associated with the van's operation. Ministry of Caring was instrumental in bringing this service to the streets.

***4) Villa Maria Project: the creation of a 74-unit low-income senior housing facility— Br. Ronald***

•Our staff is working diligently, along with Parker Havis, Esq. of RLF to complete all the requirements to reach the settlement table.

•The architect has finalized the construction documents

**5) Finance Committee Report—Frank Modesto (will report on behalf of Megan McGlinchey) & Karen Smith, CPA, CFO, Deputy Director (attachments #5-8 filed with minutes)**

Frank filled in for Megan at the May 11 Finance Committee meeting. He gave the floor to Karen to review the financial statements.

■ Financial Statements

-Income Statement for the period ending March 31, 2023, was reviewed.

-Balance sheet through March 31, 2023, was reviewed.

A motion was made by Megan McGlinchey to approve the finance report as presented. Garrett Lyons seconded. All in favor; none opposed; motion carried.

**6) Advancement Committee Report—Marilyn Monahan, Committee member, and Priscilla Rakestraw, Deputy Director of Development**

Priscilla thanked everyone who participated in the Auction, especially Megan and Brian McGlinchey, honorary chairs, and chair Michelle Modesto.

Priscilla urged members to attend the 31<sup>st</sup> Annual Recognition Dinner, of which Maria and Bill LaFond are chairs, where we will be honoring standout volunteers.

Marilyn put in a plug for MOC's International Nights, which she has attended for the past couple of years. She purchases 4 tickets for \$25 and finds 3 people in her neighborhood who would like to accompany her. It is not only enjoyable, but a way to introduce friends to the MOC. They are held once a month, January-October, on a Sunday at 5:30 pm.

Priscilla added that on June 25, the dinner will be A Taste of Tuscany, again by Dan Butler of Toscana.

Bill LaFond thanked Priscilla and Marilyn, and echoed Priscilla's hope that members will attend the Recognition Dinner.

**7) Property—Br. Ronald**

***Distribution Center***

Distribution Center on 1410 N. Claymont Street was destroyed in a flood. Renovations are nearly completed.

***Property at 201 Vandever Ave***

● Plans are to create new affordable senior housing: Village of Francis and Clare.

● For very low-to-moderate-income seniors, aged 62 and older, and offering some off-street parking. We hope to create 1–2-bedroom units.

Having three senior housing programs in close proximity would efficiently allow us to transport residents to offsite activities or to VSJ for events.

### ***Bundled Projects***

Our architect is Kevin Wilson, and our contractor is Domus. Our in-house real estate and construction manager overseeing the jobs is Matt Martelli

- 1000 W. 2<sup>nd</sup> Street – **Mary Collings House**
  - Ready for final walkthrough
- 403 N. Washington St. – **Paul VI House**
  - CO is pending until transformer from Delmarva is installed in July.
- 898 Linden Street – **Nazareth House I**
  - Building is complete and ready for occupancy.
- 704 West St. – **House of Joseph Permanent Housing**
  - Building is ready for occupancy.

*5 Vandever Avenue* – We project using this building for our property managers for the three senior facilities in that neighborhood.

### ***8) Resolution for a Grant Request (signed copy of attachment #9 filed with minutes)—Debbe Philips***

- Homelessness Diversion
- Rapid Rehousing

A motion was made by Marilyn Monahan to approve the resolution to request this grant. Megan McGlinchey seconded. All in favor; none opposed; motion carried.

### ***9) Upcoming Events – Priscilla Rakestraw***

- **Recognition Dinner, Wednesday, May 31, 5:30 pm, Francis X. Norton Center. Chef: Dan Butler. Honorees:** Mary Ann Coll (former SHV I board member Pete McCarthy's sister), MOC Board member David & Elaine Singleton, Saint Mary Magdalen School, Juanita Beauford, Ellie Corbett Hannum
- **Next Board Meeting: Thursday, September 21, 2023, 7:30 pm.**

### ***10) Other business—Mary McDonough***

Mary wanted to thank and praise Br. Ronald and his loyal staff for their hard work during this funding crisis. Bill LaFond echoed her sentiments and thanked Mary and all who contributed to these efforts.

Closing prayer: Marilyn Monahan